

TENNESSEE RESIDENTIAL PROPERTY DISCLOSURE

The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. This is not a warranty, or a substitute for any professional inspections or warranties that the purchasers may wish to obtain.

INSTRUCTIONS TO THE SELLER

Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly label it as such. The Seller hereby authorizes any agent(s) representing any purchaser(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the subject property.

PROPERTY ADDRESS: _____
 CITY/STATE/ZIP CODE: _____
 SELLER: _____
 PROPERTY AGE: _____
 DATE SELLER ACQUIRED THE PROPERTY: _____
 DO YOU OCCUPY THE PROPERTY?: _____
 IF NOT OWNER-OCCUPIED HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY?: _____

A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

<p>___ Range ___ Oven ___ Microwave ___ Dishwasher ___ Garbage Disposal ___ Trash Compactor ___ Water Softener ___ 220 Volt Wiring ___ Washer/Dryer Hookups ___ Central Heating ___ Heat Pump ___ Garage Door Opener(s) ___ TV Antenna/Satellite Dish ___ Spa/Whirlpool Tub ___ Sauna ___ Access to Public Streets ___ Other _____</p>	<p>___ Central Air Conditioning ___ Wall/Window Air Conditioning ___ Window Screens ___ Rain Gutters ___ Fireplace(s) (Number ___) ___ Gas Starter for Fireplace ___ Smoke Detector/Fire Alarm ___ Burglar Alarm ___ Patio/Decking/Gazebo ___ Irrigation System ___ Sump Pump ___ Intercom ___ Pool ___ Hot Tub ___ Current Termite Contract ___ Other _____ ___ Other _____</p>
<p>Garage: ___ Attached Water Heater: ___ Gas Water Supply: ___ City ___ Well Waste Disposal: ___ City Sewer Gas Supply: ___ Utility Roof(s): Type _____ Other Items: _____</p>	<p>___ Not Attached ___ Carport ___ Solar ___ Electric ___ Private Utility ___ Other _____ ___ Septic Tank ___ Other _____ ___ Bottled ___ Other _____ Age (approx.) _____</p>

To the best of your knowledge are any of the above NOT in operating condition?
 YES _____ NO _____

If YES, then describe (attach additional sheets if necessary):

B. ARE YOU (SELLER) AWARE OF ANY SIGNIFICANT DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
Interior Walls	___	___	___	Electrical System	___	___	___
Ceilings	___	___	___	Exterior Walls	___	___	___
Floors	___	___	___	Roof	___	___	___
Windows	___	___	___	Basement	___	___	___
Doors	___	___	___	Foundation	___	___	___
Insulation	___	___	___	Slab	___	___	___
Plumbing	___	___	___	Driveway	___	___	___
Sewer/Septic	___	___	___	Sidewalks	___	___	___

If any of the above is/are marked YES, Please explain: _____

C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING?

	YES	NO	UNKNOWN
1. Substances, materials, or products which may be an environmental hazard such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, and/or contaminated soil or water on the subject property.....	___	___	___
2. Features shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property.....	___	___	___
3. Any authorized changes in roads, drainage, or utilities affecting the property, or contiguous to the property.....	___	___	___

	YES	NO	UNKNOWN
4. Any changes since the most recent survey of this property was done ? Most recent survey of the property:_____ {check here ___ if unknown}	___	___	___
5. Any encroachments, easements, or similar items that may affect your ownership interest in the subject property.....	___	___	___
6. Room additions, structural modifications, or other alterations or repairs made without necessary permits.....	___	___	___
7. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes.....	___	___	___
8. Landfill (compacted or otherwise) on the property or any portion thereof....	___	___	___
9. Any settling from any cause, or slippage, sliding, or other soil problems...	___	___	___
10. Flooding, drainage, or grading problems.....	___	___	___
11. A flood insurance requirement.....	___	___	___
12. Major property or structural damage from fire, earthquake, floods, or landslides.....	___	___	___
13. Any zoning violations, nonconforming uses and/or violations of "setback" requirements.....	___	___	___
14. Neighborhood noise problems or other nuisances.....	___	___	___
15. Subdivision and/or deed restrictions or obligations.....	___	___	___
16. A Homeowners Association (HOA) which has any authority over the subject property..... Name of Homeowners' Association:_____ Homeowners' Association Address:_____ Monthly Dues:_____ Special Assessments:_____	___	___	___
17. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others).....	___	___	___
18. Any notices of abatement or citations against the property.....	___	___	___
19. Any lawsuit(s) against the seller threatening to or affecting this real property.....	___	___	___
If the answer to any of the above is YES, please explain:_____			

D. CERTIFICATION: I/we certify that the information herein, concerning the real property hereinabove-described is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to conveyance of title to this property, these changes will be disclosed in addenda to this document.

Transferor (Seller) _____
Date

Transferor (Seller) _____
Date

Parties may wish to obtain professional advice and/or inspections of the property and to negotiate appropriate provisions in the purchase agreement regarding advice, inspection, or defects.

TRANSFeree/BUYER'S ACKNOWLEDGEMENT: I/we understand that this disclosure statement is not intended as a substitute for any inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are evident by careful observation.

I/we acknowledge receipt of a copy of this disclosure:

Transferee (Buyer) _____
Date

Transferee (Buyer) _____
Date

COMPLIMENTS OF ALLIED TITLE COMPANY... "GOOD DEEDS ARE OUR BUSINESS"
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